



## MEMORANDUM

September 10, 2021

**TO:** MEMBERS, PORT COMMISSION  
Hon. Kimberly Brandon, President  
Hon. Willie Adams, Vice President  
Hon. John Burton  
Hon. Gail Gilman  
Hon. Doreen Woo Ho

**FROM:** Elaine Forbes  
Executive Director

**SUBJECT:** Informational presentation on the responses received and scoring panel results of the Request for Proposals (RFP), for the adaptive reuse, rehabilitation, lease and operations of the Kneass Building and Building 49, both located in the Pier 70 Area adjacent to Crane Cove Park generally along Illinois Street between 18th and 19th Streets

**DIRECTOR'S RECOMMENDATION:** Information Only – No Action Required

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### **EXECUTIVE SUMMARY**

On February 9, 2021 the Port Commission authorized Port staff to issue a Request for Proposals (“RFP”) for two long-vacant historic structures that frame the newly opened Crane Cove Park (the “Kneass Building” and “Building 49”, or collectively the “Crane Cove Park Buildings”).<sup>1</sup> The RFP allowed respondents to submit proposals for rehabilitation and operation of one or both buildings.

The Port issued the RFP on April 14, conducted a pre-submittal meeting on April 21, and offered building tours on April 22 and 23. On the submittal deadline of June 9, the Port received two responses for each building (4 total responses) and no combined proposals for both buildings. The respondents were:

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<sup>1</sup> [Item 15A Crane Cove Buildings RFP Authorization\\_final.pdf \(sfport.com\)](#)

Building 49: Ted Choi, dba “City Kayak” and YMCA of San Francisco (“YMCA SF”)

Kneass Building: Friends of Dogpatch Hub (“FoDH”) and Premier Structures, Inc. (“Premier Structures”)

The Port convened a five-member scoring panel including community leaders, experts from key disciplines, and Port staff to review and score both the written responses and oral interviews, based upon the criteria approved by the Port Commission and described in the RFP.

The RFP process provides that:

- Port staff will facilitate the RFP scoring and bring the results of the scoring to the Port Commission in an informational session to receive Port Commission and public comments;
- Subsequently, Port staff will bring the results to the applicable advisory group (in this case, the Southern Advisory Committee (“SAC”)) to promote discussion and receive any further comments; and
- Finally, Port staff will return to the Port Commission recommending an action in which the Port Commission directs staff to do *one* of the following:
  1. **Select highest-scored proposals for two buildings.** Authorize exclusive negotiations with the highest-scoring Kneass Building proposal and the highest-scoring Building 49 proposal.
  2. **Select Building 49, reject Kneass.** Authorize exclusive negotiations with the high-scored Building 49 proposal and do not pursue either of the Kneass Building proposals.
  3. **Select Kneass, reject Building 49.** Authorize exclusive negotiations with the high-scored Kneass proposal and do not pursue either of the Building 49.
  4. **Select none.** Reject all proposals and terminate the process.

For Building 49, YMCA SF is the high-scoring proposal and based on the RFP, Port staff intend to return to the Port Commission to recommend exclusive negotiations with YMCA SF.

For the Kneass Building, the total scores are virtually identical (separated by a single point). The panel’s scores indicated one proposal was strong in financial feasibility and financial capacity criteria but weak in community-oriented space and programming (the higher scoring proposal, from Premier Structures) while the other proposal was strong in community-oriented space and programming and weak in financial feasibility and financial capacity to deliver and sustain the building (FoDH). Port staff believe that while each proposal has strengths, each has clear deficiencies.

This staff report provides an overview of the RFP process to date and includes the following sections:

- I. Strategic Plan Alignment
- II. Project Background
- III. Summary of Respondent Development Concepts
- IV. Technical Expert Review for Scoring Panel
- V. Scoring Panel Composition, Process, Scores and Input Received
- VI. Next Steps

## **I. STRATEGIC PLAN ALIGNMENT**

The goal of the solicitation was to elicit proposals for the redevelopment of the buildings from qualified respondent teams that will provide community, water recreation and public-oriented tenants, and revenue-generating uses to implement a financially-feasible project. A successful project will rehabilitate and maintain these historic resources, provide water recreation and publicly-oriented uses that enhance Crane Cove Park, offer new activities and attractions for the neighborhood and park visitors, and accomplish these objectives within a financially-feasible project, with a sustainable operating structure.

If approved and implemented, a successful RFP will support four of the Port's strategic plan objectives (from the 2021-2025 Strategic Plan):

Evolution: Successful project(s) will serve as milestones in the ongoing transformation of the Pier 70 area to better address the needs of the public and the Waterfront.

Engagement: Successful project(s) will provide amenities that increase the public's awareness of the sites' remarkable history and setting.

Equity: Successful project(s) will be accessible, attractive and beneficial to a diverse group of people who live, work and/or use the recreational assets along the Southern Waterfront, particularly visitors to Crane Cove Park.

Productivity: Successful project(s) will return two long-vacant and deteriorated structures to productive use and attract tenants who contribute to an economically-viable Port and capitalize on the Port's unique assets, including the new Crane Cove Park.

## **II. BACKGROUND**

Both the Kneass Building and Building 49 are a part of the City of San Francisco's rich shipbuilding legacy. The Kneass (671 Illinois Street) building takes its name from an early San Francisco boatbuilder, George Kneass, who took over the property in 1936 and operated his business out of the building until 1970. Building 49 (located within Crane Cove Park along Illinois Street southeast of the 18th Street T-intersection) is a contributing resource in the Pier 70 Union Iron Works Historic District. Building 49 was constructed in 1940 or 1941 during a time of shipyard modernization, as World War II raged in Europe but the U.S had yet to be attacked.

Recent investment in the immediate vicinity including the redevelopment of the 20th Street Historic Core, the completion of Crane Cove Park, and major private partner investment in infrastructure at the 28-acre site at Pier 70 has spurred significant interest from the community in restoring the buildings and returning them to productive use for the benefit of the public. In response to this continued interest in the buildings, Port staff conducted preliminary financial feasibility analysis which found that the buildings could provide some positive net revenues to the Port in addition to providing community and Public Trust benefits that are complementary to nearby development and benefit the overall Southern Waterfront.

### **III. SUMMARY OF RESPONDENT DEVELOPMENT CONCEPTS**

On June 9, the Port received four proposals in total (two per building), each of which met the minimum qualifications as approved by the Port Commission and outlined in the RFP. The two respondents for Building 49 were City Kayak, a long-standing Port tenant located at Pier 40, and the YMCA SF, which has partnered with two local businesses, Dogpatch Paddle and Daily Driver. For the Kneass Building, the respondents were a local non-profit community organization called the Friends of Dogpatch Hub (FoDH), and a local real estate development firm called Premier Structures. The RFP required all respondents to submit executive summaries to include in this staff report; **Exhibit 1** contains the public executive summaries submitted by the respondents.

It is essential to recognize that the proposals received are initial concepts that if awarded, will evolve through community dialogue, additional site due diligence, policy direction, and lease negotiations. All of the respondents recognized the need for further discussion with the Port and community stakeholders to refine the concepts while still achieving the goals and objectives established in the Port's plans and programs. Ultimately a successful project at either building will have an appropriate balance of uses and improvements that meet the goals, values, and objectives described in the RFP. The following is an overview of each respondent's concepts:

#### **Building 49: City Kayak**

Ted Choi is the owner and operator of City Kayak, which is a human-powered boating business (e.g. kayaks, canoes, stand-up paddleboards or SUPs) and a long-standing Port tenant located at Pier 40, where they offer equipment rentals and sales, classes and trips. (<https://www.citykayak.com/>).

#### City Kayak's Vision and Site Concept

City Kayak's vision for Building 49 is primarily to use the building as an expansion opportunity for the existing business, leveraging its experience and proven success as to bring its services to Crane Cove Park and nearby Bay waters. Under City Kayak's proposal, "Phase 1" of the site development would include operating a full aquatic center offering kayak storage, rentals, sales, and classes, a small café serving food and beverages for customers and other park users, and public meeting space which could be used for community-use programming and public events. A future phase of development of the building may include additional retail space utilizing modular structures inside the building (e.g. shipping containers) and perhaps an amusement component (e.g. a large slide that would be fun and safe for both children and adults).

City Kayak’s proposal identifies a number of goals in establishing the envisioned aquatics center at Building 49, which is proposed to be named the “Paul Nixon Building” in honor of the late Paul Nixon, who was a champion of public access along the San Francisco shoreline for kayakers and others seeking water recreation on the San Francisco Bay. These goals include:

- *Inclusivity.* An inclusive environment which would offer free or low-cost community programming through partnerships with local non-profit organizations, schools, and community leaders.
- *Affordability.* City Kayak’s proposal indicates that all services and retail offerings would be priced affordably.
- *Focus on the visitor experience.* Providing all park users with quality amenities including live performances, areas for rest, relaxation, and shelter from inclement weather, and clean, well-maintained common areas.
- *Increased park use.* City Kayak would seek to attract new park users not only through company outings but also through community programming and events.
- *Highlighting the maritime past.* City Kayak’s proposal seeks to honor and highlight the maritime history of the waterfront through interpretive signage, preservation of architectural features, display of nautical artifacts, etc.

### **Building 49: YMCA SF**

The YMCA SF operates 14 YMCAs in San Francisco, Marin, and San Mateo Counties, including one on the Embarcadero near Rincon Park and one in Bayview Hunter’s Point. Their mission is “to build strong kids, strong families, and strong communities by enriching the lives of all people in spirit, mind, and body”.<sup>2</sup>

YMCA SF has partnered with two local organizations for this proposal:

- Dogpatch Paddle, a human powered boating business/club that was spawned by the opening of Crane Cove Park and currently has over 900 members. Similar to City Kayak, Dogpatch Paddle offers stand up paddle board (SUP) and kayak rentals, lessons, camps, and equipment sales, and they will operate the aquatic center under the YMCA SF proposal. (<https://dogpatchpaddle.com>)
- Daily Driver is a community-oriented, female-owned food and beverage business specializing in bagels and house-made butter and cream cheese. Their flagship restaurant is located near Crane Cove Park in the American Industrial Building on 3<sup>rd</sup> Street, and they also have a location within the Ferry Building. (<https://dailydriver.com/>)

### YMCA SF’s Vision and Site Concept

Through its own programming and its service partners, the YMCA SF’s vision for Building 49 is “a community hub focused on human-powered watercraft, fitness, and wellness, hyper-local food concessions, diverse and inclusive programming, targeted retail, and educational programs”. They propose to construct an approximately 4,000 square foot, membership-based community wellness center that includes traditional gym amenities like cardio machines, weights, and group exercise classes, along with

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<sup>2</sup> (<https://www.ymcasf.org/>)

gender-neutral locker rooms, onsite wellness coaching, health education classes, and personal training for members and guests (e.g. visitors using the facility for a daily use fee). With regard to membership cost, they offer an inclusive, sliding scale packages. They bring a strong commitment to providing access to underserved populations (including through their African American Holistic Wellness program based at the Bayview YMCA and their partnership with the SF Department of Public Health).

Dogpatch Paddle will occupy approximately 2,500 square feet on the water-facing east side of the facility. They will offer lessons, rentals, classes, youth programs, and a retail store featuring equipment sales and beach provisions, as they seek to expand their current operations and draw more of the surrounding community and beyond to Crane Cove Park. They will offer drop-in services and monthly memberships, as well as combined aquatics and fitness packages in partnership with the YMCA SF. Daily Driver will occupy 500 square feet and offer healthy grab-and-go provisions. The building program proposed by the YMCA SF also includes public restrooms and a public concourse area totaling approximately 1,000 square feet.

### **Kneass Building: Friends of Dogpatch Hub (FoDH)**

FoDH is a non-profit community organization formed in 2016 in response to the growing challenges faced by the Dogpatch community in the face of rapid population growth and other impacts spurred by the extraordinary development boom that the area has experienced in recent years. It is an outgrowth of the long-standing FoDH and Potrero Boosters community group, and its board is comprised of Dogpatch and Potrero Hill residents and neighborhood leaders representing the community's interests.

[\(https://www.dogpatchhub.org/\)](https://www.dogpatchhub.org/)

#### FoDH's Vision and Site Concept

FoDH seeks to adaptively reuse the Kneass Building "to create a community-serving, publicly accessible neighborhood facility" for the benefit of the Dogpatch neighborhood - which currently lacks adequate community services and space - and beyond. The facility, which they call the Dogpatch Hub ("Hub"), will offer access to all (not just Dogpatch residents) and be open daily with free and low-threshold programs using a sliding scale fee base. The Hub is intended to be a "third space" with an overarching goal of bringing people together from the broader communities of District 10 to the "community living room". Their mission includes providing a safe afterschool space for youth.

Examples of the Hub's concept of "Building Community Together" include the following envisioned component services:

- San Francisco Public Library services
- Community meeting space
- Performance and event spaces
- Mentoring spaces for established children's after-school programs
- Local art workshops
- After-school sports programs

The operation of the Hub will be funded in part by rents generated from approximately 4,000 square feet of commercial office space and a 1,500 square foot restaurant/café.

The remainder of the approximately 10,000 square feet of indoor space will be dedicated to the community center. To fund the rehabilitation of the Kneass Building, FoDH has engaged in ongoing fundraising efforts including partially committed funding. They intend to preserve the unique character of the building by encouraging historic preservation and the adaptive reuse of the existing structure.

### **Kneass Building: Premier Structures**

Premier Structures is a local construction and development firm that has experience working with the Port and within the San Francisco waterfront environment. Premier has completed projects on behalf of a number of current Port tenants including Atwater Tavern, Frankie's Java Hut, and Pier 9 Autodesk. The Premier Structures team also includes a financial partner who will provide the necessary equity to fund the building rehabilitation project. ([Premier Structures Inc. – Bay Area Contractors](#)).

#### Premier Structure's Vision and Site Concept

Premier Structures proposes to rehabilitate the Kneass Building to maintain the overall massing and industrial character of the building and restore to the period of significance the character of the primary facades on the west and north of the building. Due to structural damage that the building has suffered, they believe that it will be necessary and/or desirable to substantially rebuild the structure, and install new utilities, systems, and exterior and interior improvements throughout.

Premier Structures' program proposes to develop an approximately 15,000 square foot commercial project consisting primarily of Class A office space (11,500 sq. ft.), with some ancillary (outdoor) community gathering and public access space as well as a casual dining restaurant/café. They believe that the success of the project requires an emphasis on office to provide the income source to support the rehabilitation costs as well as for ongoing operations and maintenance of the building.

Premier Structures proposes a "Bayside History Walk" as part of the Kneass development, which will provide an extensive interpretive signage program to highlight the history of boat/ship building on the site. This space will be open to the general public during business hours and include interactive multi-media features. They also propose to provide a public observation deck on the 2<sup>nd</sup> level of the building, providing a bird's eye view of the water activity zone of Crane Cove Park. A 2,000 square foot outdoor community gathering space will be open to the public and made available to non-profit entities for various events and other programming.

## **IV. TECHNICAL EXPERT REVIEW FOR SCORING PANEL**

To supplement the expertise of the scoring panel, the Port prepared three technical analyses reviewing the RFP responses, including: 1) a financial capacity and economic feasibility memo prepared by a member of the Port's Real Estate & Development staff, (2) an engineering review memo evaluating engineering, resilience, and costs in the proposals, prepared by a member of the Port engineering staff; and (3) a review of the historic preservation approach prepared by the Port's historic preservation planner. Port staff provided each memo to the scoring panel. The following provides a brief overview of the content of each technical memo.

Financial Capacity and Economic Feasibility

Port is required to receive “fair market value” for lease of its property. Issuance of an RFP helps determine fair market value by having interested parties competitively ‘bid’ for a lease. The RFP financial and economic objectives require respondents to (a) make significant investments in Port’s asset, particularly in the rehabilitation of the Kneass Building, (b) assume maintenance responsibilities of the building(s) as applicable, and (c) generate revenues for the Port through base rent, participation rent, and in-kind services relieving Port of these buildings’ maintenance cost and providing programming for the public. The four respondents to the RFP provided the information summarized in the tables below as their respective proposals to satisfy each of these three objectives.

**Tables 1 and 2** below provide a summary of the preliminary financial benefits of the two proposals for Building 49 and the two proposals for the Kneass Building.

*Table 1 - Summary Financial Proposals– Building 49 Proposals*

<b>Building 49</b>	<b>City Kayak</b>	<b>YMCA SF</b>
<b>a. Rehabilitation Investment Amount</b>	\$160,000 (invested within 3-5 years)	\$6,400,271
<b>b. Assume Maintenance Responsibilities</b>	Yes	Yes
<b>c. Generate Revenues for the Port:</b>		
1. Annual Base Rent	\$42,000	\$132,000
2. Participation Rent	\$29,000	\$ 38,630
3. Participation in Upside	Not proposed	Not proposed
<b>d. Proposed lease term</b>	Not specified	Not specified

*Table 2 - Summary of Financial Proposals – Kneass Building Proposals*

<b>Kneass Building</b>	<b>FoDH</b>	<b>Premier Structures</b>
<b>a. Rehabilitation Investment Amount</b>	\$10,164,998	\$15,824,869
<b>b. Assume Maintenance Responsibilities:</b>	Yes	Yes
<b>c. Generate Revenues for the Port:</b>		



<b>Kneass Building</b>	<b>FoDH</b>	<b>Premier Structures</b>
1. Annual Base Rent	\$0	\$60,000
2. Participation Rent	\$0 [None proposed]	\$0 [Open to negotiate]
3. Participation in Upside	\$0 [None expected]	\$0 [Open to negotiate]
<b>d. Proposed lease term</b>	34 Years	66 Years

**Tables 3 and 4** below provide a summary of the indicated funding sources to fund the building rehabilitation/improvements costs.

*Table 3 - Indicated Funding Sources for Building 49*

<b>Building 49</b>		<b>YMCA SF</b>	<b>City Kayak</b>
<b>A.</b>	<b>Cash or Equity</b>	\$2,000,000	\$160,000
<b>B.</b>	Debt or Loan	\$0	\$0
<b>C.</b>	Grant(s)	\$1,000,000	\$0
<b>D.</b>	Possible Other Sources	\$3,512,855	\$1,670,000
<b>E.</b>	<b>Total</b>	<b>\$6,512,855</b>	<b>\$1,830,000</b>

*Table 4 – Indicated Funding Sources for Kneass Building*

<b>Kneass Building</b>		<b>Premier Structures</b>	<b>FoDH</b>
<b>A.</b>	<b>Cash or Equity</b>	\$15,800,000	\$0
<b>B.</b>	Debt or Loan	\$0	\$0
<b>C.</b>	Grant(s)	\$0	\$4,200,000
<b>D.</b>	Possible Other Sources	\$0	\$5,964,998
<b>E.</b>	<b>Total</b>	<b>\$15,800,000</b>	<b>\$10,164,998</b>

Engineering

The engineering memo focused on the engineering feasibility of the concepts for the sites presented by the RFP respondent and the challenges of projects along and over the water. For each responsive proposal, the memo highlights the strengths of the approach taken by the Respondent team and concerns. In general, however, the engineering memo did not factor significantly into the scoring, as the RFP did not specifically require submittal design details that would allow for a robust analysis of the engineering approach that the respondents envision.

Historic Preservation

For the historic preservation memo, the Port’s historic preservation planner reviewed each of the four respondents’ approach to the treatment of the historic buildings,

experience, organization and reputation of Respondent’s team from a historic preservation perspective. In general, all four respondents demonstrated an understanding of the challenges and opportunities presented by these two historic structures; however, similar to the engineering analysis, there were insufficient design details available at this stage in the process to allow for a thorough analysis of the different historic preservation approaches to the rehabilitation of the buildings.

**V. SCORING PANEL COMPOSITION, PROCESS, AND SCORES**

The Port issued the RFP on April 14 and conducted a pre-submittal videoconference on April 21 with 45 participants. The Port offered building tours on April 22 and 23 with approximately 40 people attending. The Port received 16 questions about the RFP and responded in writing to these questions on May 5, 2021.

Consistent with the steps outlined in the Waterfront Plan and as approved by the Port Commission, the Port selected a five-member scoring panel to review the written responses and oral interviews. The scoring criteria are in **Table 5** below.

*Table 5. Scoring Criteria*

<b>EVALUATION AND SELECTION CRITERIA SUMMARY</b>	<b>BUILDING 49 Total: 100 Points</b>	<b>KNEASS BUILDING TOTAL:100 POINTS</b>
1. Operations and Programming: Public Benefits Delivery	20 pts	20 pts
2. Diverse, Equitable, and Inclusive Programming	10 pts	10 pts
3. Quality of the Design	10 pts	10 pts
4. Strength of Financial Proposal	20 pts	20 pts
5. Financial capacity of respondent and Economic viability of proposal	20 pts	20 pts
6. Experience, organization and reputation of respondent's team	20 pts	20 pts

In addition to the points achievable through the written proposal, up to 30 additional points were available based upon performance in the oral interviews with the scoring panel.

The five-member panel was comprised of Marc Slutskin, Project Manager with the San Francisco Office of Community Investment and Infrastructure (OCII); Jennifer Gee, Property Manager in the Port's Real Estate & Development Division; Karen Pierce, Port Advisory Group member, Bayview resident, and San Francisco Department of Public Health employee; Patricia Fonseca, Director of Sustainable Design for ESA (environmental consulting firm) and the principal landscape architect for Crane Cove Park; and Ben Botkin, Bay Area Water Trail Planner.

The Port received the four proposals and Port staff performed an initial review to confirm that the respondents met the minimum qualifications. As noted above, Port staff also reviewed the proposals and drafted technical review memoranda to assist the scoring panel with the written review and scoring of the RFP responses.

Port staff distributed the ethical clearance and communication blackout notice to the Port's five-member scoring panel on June 14, 2021. On July 8 and 12, the Port convened and moderated a video conference meeting for the panel orientation to discuss the scoring criteria and to respond to any questions before the scoring panel members reviewed the written proposals. The technical memos, RFP responses, and written evaluation score sheets were distributed to the Port's scoring panel after the panel completed orientation. Each panel member submitted their scores of the written proposals on July 26.

Port staff conducted an interview technical dress rehearsal with each respondent team (to ensure facility with the video conference technology) and provided additional written responses to questions from the dress rehearsal to all respondents. The Port's scoring panel conducted oral interviews for the Kneass Building on August 9 and interviews for Building 49 on August 10. Each respondent was given the same amount of time to introduce their team, describe their project concept and answer the questions. Each building had a distinct set of questions, and all questions were provided to the respondents two hours before the interview start time. Each panel member turned in final oral interview scores to Port staff for tabulation on the day of the interviews.

During the review of the written responses and again upon completion of the verbal interviews, Port staff moderated a discussion with the scoring panel on the strengths and areas of concern for each response. Table 6 highlights some of the key comments and issues raised by the panelists regarding each of the proposals.

*Table 6. Scoring Panel Comments*

**City Kayak**

<u>Strengths</u>	<u>Issues</u>
<ul style="list-style-type: none"> <li>• Strong experience in kayak operations</li> </ul>	<ul style="list-style-type: none"> <li>• Risk of inability to finance the project</li> <li>• Concept for community inclusion beyond kayak uses may be inadequate</li> </ul>

## YMCA SF

<u>Strengths</u>	<u>Issues</u>
<ul style="list-style-type: none"> <li>• Experience in operations</li> <li>• Fundraising experience and adequate reserves for project</li> <li>• Diverse team and program including Kayak and food operations</li> </ul>	<ul style="list-style-type: none"> <li>• Public access to the YMCA SF portion of the project</li> </ul>

## Friends of the Dogpatch Hub

<u>Strengths</u>	<u>Issues</u>
<ul style="list-style-type: none"> <li>• Compelling concept for community engagement and use</li> <li>• Likely to appeal to a diverse set of users</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate financial return to the Port</li> <li>• Risk of inability to finance project</li> <li>• Inadequate team experience and infrastructure for the program</li> </ul>

## Premier Structures

<u>Strengths</u>	<u>Issues</u>
<ul style="list-style-type: none"> <li>• Strong financing</li> <li>• Experience with similar development projects</li> </ul>	<ul style="list-style-type: none"> <li>• Concern that public benefit was inadequate and would not attract diverse users</li> <li>• Additional public open space next to a park not compelling and unlikely to be used</li> <li>• Extensive private uses in the building</li> </ul>

Port contracts staff tallied the panelists' scores for both the written responses and oral interviews. For each building, the maximum possible score for written proposals is 100 points and up to an additional 30 points based on the oral interviews for a cumulative total of 650 possible points (500 for the written proposals + 150 for the interviews) among the five-member scoring panel. As shown in the tables below, the panel's review of the written responses and interviews for Building 49 resulted in YMCA SF receiving the higher score of 462 points and City Kayak receiving 347 points. For the Kneass Building, Premier Structures received the higher (by a single point) score of 435 points, with FoDH receiving 434 points.

The scoring results of both the written and interview responses are summarized below:

Table 7: Building 49 Scores

	City Kayak	YMCA SF
Written Proposal	280/500	353/500
Oral Interviews	67/150	109/150
Total	347/650	462/650

Table 8: Kneass Building Scores

	Friends of the Dogpatch Hub	Premier Structures
Written Proposal	329/500	342/500
Oral Interviews	105/150	93/150
Total	434/650	435/650

Port staff provided a courtesy notice of the scores to all respondents via email and phone on August 27. Also, on August 27, Port staff provided notice to the Building 49 respondents of its intent to recommend the YMCA SF for exclusive negotiations, which started a 5-day protest period. The Port did not receive a protest regarding the Building 49 recommendation.

#### IV. Next Steps

The Port will discuss the RFP results at an upcoming meeting of the Port’s Southern Advisory Committee perhaps as soon as early October. Subject to the outcome of those discussions and further direction from this Commission, Port staff intends to return to the Port Commission, after presenting to the SAC, to seek authorization to exclusively negotiate with YMCA SF for Building 49, and if negotiations are successful, to return to the Port Commission for approval of a lease.

Port staff will further assess best options for rehabilitating the Kneass Building including hearing from the Port Commission and the SAC.

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Exhibit 1: Public Executive Summaries